

PZBA12-00020

214 Balboa Road

Julio and Amparo Diaz

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone.

This would allow a 25.2' by 27' addition, of which a 25.2' by 12.2' portion is proposed to encroach into the rear yard setback and to be located to within 12 feet of the rear property line.

The required front and rear yard cumulative total setback is 50 feet in the R-3 zone district.

BACKGROUND

The request is for a new addition, a portion of which encroaches in the required rear yard setback.

CALCULATIONS

Permitted square feet encroachment = 338.75 sq. ft. (23.33' [70' lot width ÷3] x 14.52' [3/5 of 24.2'])

Requested square feet encroachment = 307.44 sq. ft. (25.2' x 12.2')

Required rear yard setback = 24.2'

Requested rear yard setback = 12'

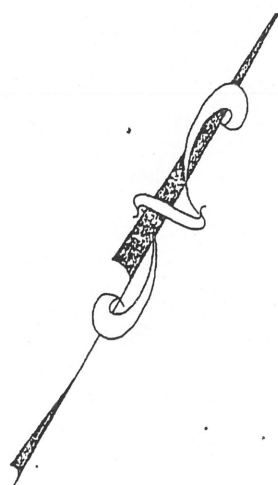
STAFF RECOMMENDATION

Staff recommendation is for approval as it meets the requirements of the Special Exception C.

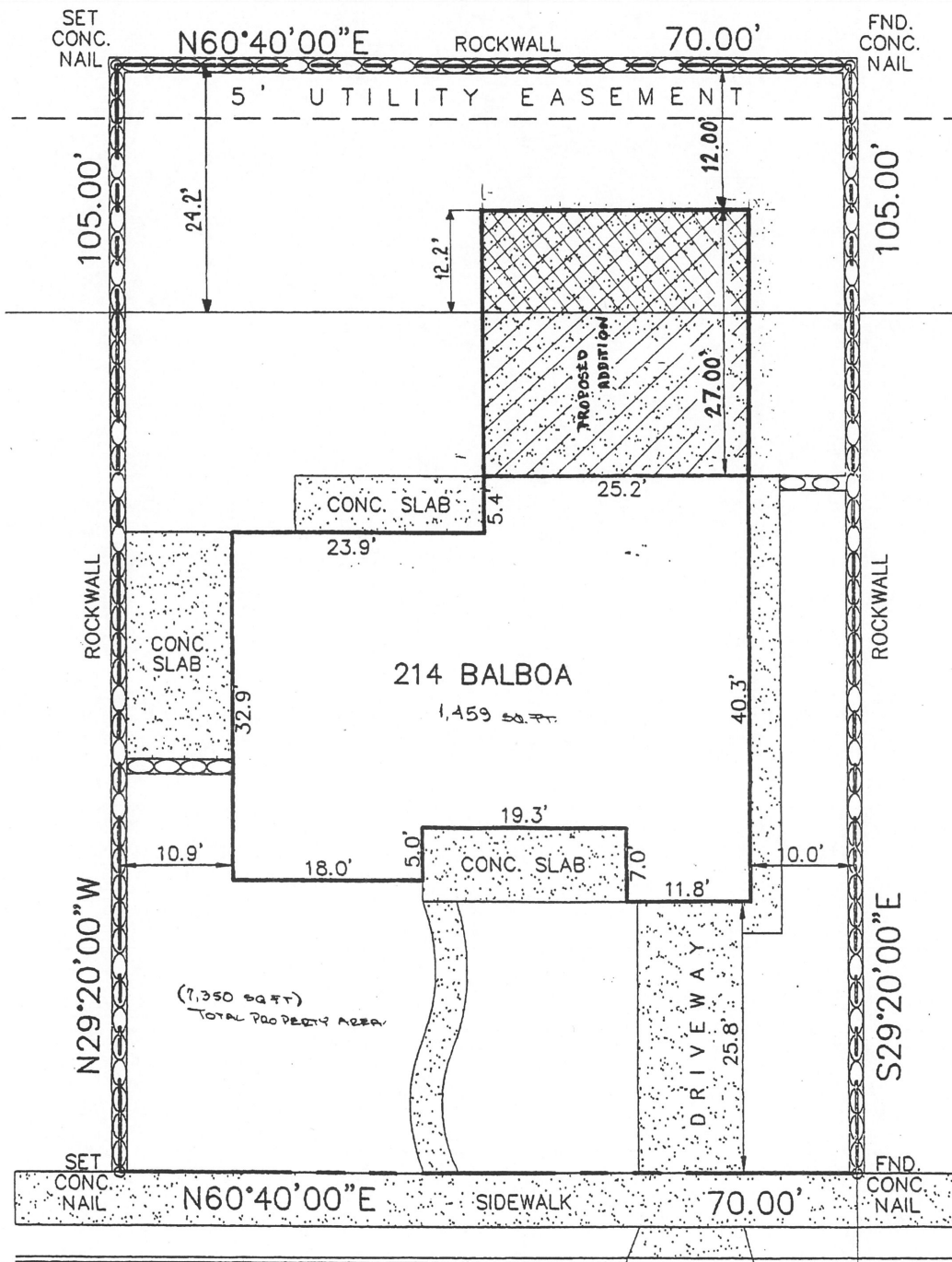
The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and,
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.



LOT 231



TOTAL AREA
FOR SPECIAL
EXEMPTION
307.44 sq. ft.

MAXIMUM
AREA ALLOWED
338.29 sq. ft.

LOT 229

LEGAL DESCRIPTION
12 CORONADO HILLS LOT 230

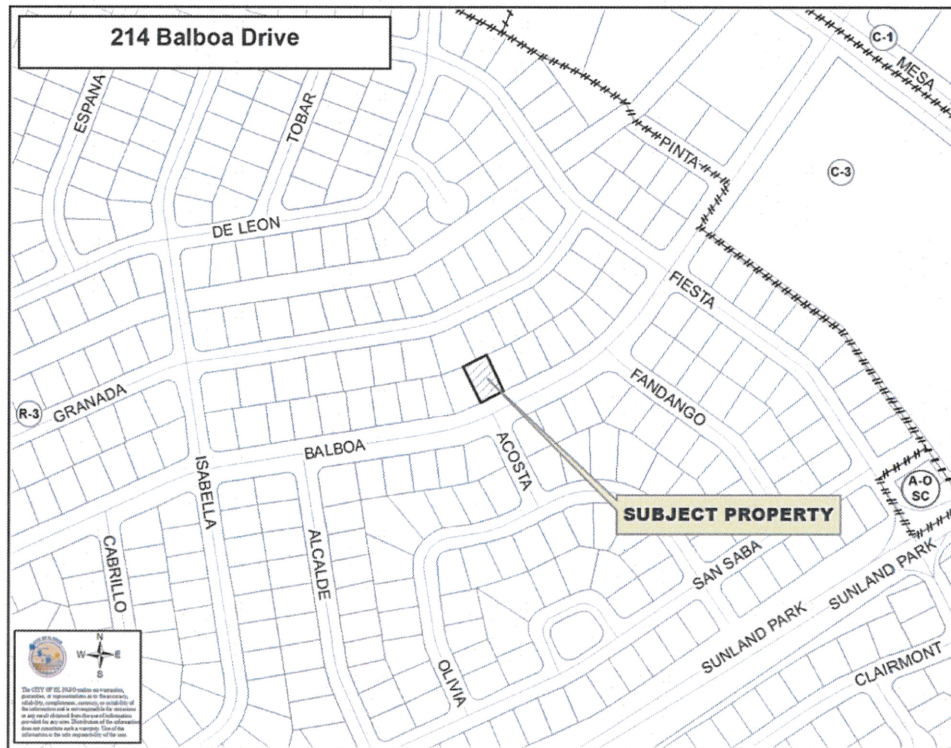
BALBOA DRIVE

N60°40'00"E

52.95'

40.0'

ZONING MAP



NOTIFICATION MAP

